



Development Services Swimming Pool/Spa Guidelines For Single Family Residence

Purpose and Intent: This guideline is provided to assist applicants in obtaining building permits related to construction of a swimming pool and/or spa on a residential lot, and represents minimum requirements for all plans. This guideline does not apply to commercial public or semi-public swimming pools. Each project is unique, so additional information may be required upon review of the submittal documents.

This guideline is designed to show detailed information as it relates only to requirements as stipulated in the current City of Mesa Zoning Ordinance, Mesa City Code, and any zoning entitlements applicable to the property.

Plans shall not be submitted for review until any necessary entitlement processes as required by the Zoning Ordinance are completed, or prior to the issuance of construction permit for a new dwelling.

Plans submitted as part of these requirements shall provide adequate construction details or drawings to demonstrate compliance with all related building codes.

	GENERAL REQUIREMENTS
<input type="checkbox"/>	Provide structural plans and calculations with sections and details prepared and sealed by an Arizona Registered Engineer, unless pool contractor has an approved master plan on file with City of Mesa Development Services.
	SITE PLAN
<input type="checkbox"/>	Provide a site plan. Site plan must include lot dimensions, easements, locations of all structures on the lot, location of pool and/or spa, pool equipment, and all existing windows and doors with access to pool/spa area and proposed fences, and gates.
<input type="checkbox"/>	Show dimensions from water's edge to all property lines. Water's edge must be at least 4' from any property line.
<input type="checkbox"/>	Show location of electrical service entrance section and overhead electrical lines (if any). All overhead wires or service drops, telephone lines, etc. must be a minimum height of 18' from the surface of the water's edge.
<input type="checkbox"/>	Identify locations of all exterior electrical outlets. Electrical outlets must be a minimum of 10' from water's edge protected by a GFCI (ground fault circuit interrupter), (NEC 680.22,3)
<input type="checkbox"/>	Note on the site plan the property and dwelling shall comply with Mesa Amendments to Appendix G of 2006 IRC for pool barrier requirements.

<input type="checkbox"/>	Show dimensions from water's edge to all structures. Provide structural calculations for pool wall when water's edge is less than 4' from any structure.
<input type="checkbox"/>	Show dimensions from water's edge to adjacent windows or glass doors. Glass within 5 feet from water's edge must be tempered.
<input type="checkbox"/>	Pool, spa, and/or pool equipment shall not be located in a public utility easement (PUE).
<input type="checkbox"/>	Locate pool equipment at least 5' from water's edge.
<input type="checkbox"/>	Gas pool/spa equipment – natural gas- provide existing BTU load demand for all existing gas appliances or provide list of existing gas appliances in the house, and the additional BTU demand for new pool/spa heater.
<input type="checkbox"/>	Provide a gas line installation detail for new equipment/heater. Detail must include size and type of material, depth of piping, length of gas line run from gas meter to pool/spa heater, etc.
<input type="checkbox"/>	Identify location and size of LP tanks and installation per Mesa detail if propane is being used. Tanks are not permitted in 10' required side yard setback.
<input type="checkbox"/>	Locate any equipment/heater at least 4' from any operable window.
<input type="checkbox"/>	All metal within 5' of the water's edge must be bonded.